

**VIGO COUNTY COUNCIL**

**January 4, 2022**

**5:00 P.M.**

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**VIGO COUNTY COUNCIL**  
**Agenda**  
**Tuesday, January 4, 2022 at 5:00 P.M.**  
**Council Chambers, Vigo County Annex**

1. Pledge of Allegiance
2. Calling of the roll
3. Reorganization
  - a. Election of Officers
  - b. Adoption of Rules
  - c. Establishment of Tentative Meeting Schedule
4. Public comment
5. Communications from elected officials of the County
6. Communications from other officials or agencies
7. Resolution 2022-1, Confirmatory Resolution for the Designation of an Economic Revitalization Area on Application of Great Dane, LLC and Tax Abatement
8. Appointments
9. Adjournment

**Public Notice**

Notice is hereby given the Taxpayers of Vigo County, Indiana, that the Vigo County Council will meet for a reorganizational meeting Tuesday, January 4, 2022 at 5:00 p.m. at the Vigo County Annex, 127 Oak Street, Terre Haute, Indiana.

Pursuant to State of Indiana Executive Order 20-09 (the "Order"), the meeting will be made available by electronic means. Any votes conducted will be by roll call vote. Members of the public may submit comments prior to the meeting to [county.council@vigocounty.in.gov](mailto:county.council@vigocounty.in.gov)

JAMES W. BRAMBLE  
VIGO COUNTY AUDITOR  
PUBLISHED ON VIGO COUNTY WEBSITE

## **NOTICE OF PUBLIC HEARING BEFORE THE VIGO COUNTY COUNCIL**

Great Dane, LLC ("Applicant") has requested the Vigo County, Indiana, County Council (the "County Council") to find that an area of land in unincorporated Vigo County, Indiana, commonly known as 4901 North 13<sup>th</sup> Street, Terre Haute, IN ("Area"), is an Economic Revitalization Area.

The Applicant is planning to redevelop and revitalize an existing building on the site and add manufacturing and fabrication equipment to the location to automate and increase the site's trailer production capacity, as further described in Applicant's Statements of Benefits ("Statements of Benefits"), which have been submitted to the Council and, as a result thereof, is requesting the designation of the area as an Economic Revitalization Area and is seeking real and personal property tax deductions on the Area for ten (10) years.

Furthermore, pursuant to I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3, the Applicant is requesting the Council waive any noncompliance related to the failure to designate the Area an Economic Revitalization Area prior to the initiation of the redevelopment or installation of new manufacturing equipment, new research and development equipment, new information technology equipment and new logistical distribution equipment. Such waiver will not result in a delay in the issuance of tax bills, require the recalculation of tax rates or tax levies for a particular year, or otherwise cause an undue burden on a taxing unit.

Public hearings on the Applicant's requests will be held by the County Council on January 4<sup>th</sup>, 2022, at 5:00 pm. at the Vigo County Government Center, 127 Oak Street, Terre Haute, IN 47807, at which time the County Council may receive, hear, and consider evidence concerning any remonstrances or objections with respect to the Applicant's requests, and all interested persons will have the opportunity to be heard. At the conclusion of the public hearing on the Applicant's requests, the Council may take final action on this designation by a Confirmatory Resolution and waiver approval.

Jim Bramble  
Vigo County Auditor

**RESOLUTION NO. 2022-01**

**COUNTY COUNCIL OF VIGO COUNTY, INDIANA**

**CONFIRMATORY RESOLUTION FOR THE DESIGNATION  
OF AN ECONOMIC REVITALIZATION AREA ON  
APPLICATION OF GREAT DANE, LLC AND TAX ABATEMENT**

WHEREAS, Great Dane LLC (“Applicant”) has requested the County Council of Vigo County, Indiana (“Council”) to find, pursuant to I.C. 6-1.1-12.1-2 and I.C. 6-1.1-12.1-2.5, that an area of unincorporated land in Vigo County, Indiana (“County”), more particularly described and illustrated on Exhibit A attached hereto (“Area”), is an Economic Revitalization Area (“ERA”); and

WHEREAS, the Area is located within the jurisdiction of the Council for the purposes of I.C. 6-1.1-12.1-2 and I.C. 6-1.1-12.1-2.5; and

WHEREAS, the Applicant is planning to create a consolidated fabrication facility where coupler and frame welding will occur on site (“Project”) in the Area, which will include real property redevelopment or rehabilitation (the “Redevelopment”) and the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment (“Equipment”), as further described in Applicant’s Petition for Real and Personal Property Tax Abatement Consideration (“Petition”) previously submitted to the Council and included as part of this Resolution on Exhibit B attached hereto; and

WHEREAS, the Applicant has requested real property tax deductions for ten years with respect to the Redevelopment and locally assessed personal property tax deductions for ten years with respect to the Equipment; and

WHEREAS, the Council has considered the following factors under IC 6-1.1-12.1-17 in connection with the Project: (i) the total amount of the Applicant’s investment in real and personal property; (ii) the number of new full-time equivalent jobs to be created as a result of the Project; (iii) the average wage of the new employees resulting from the Project compared to the state minimum wage; and (iv) the infrastructure requirements for the Applicant’s investment under the Project (collectively, the “Deduction Schedule Factors”); and

WHEREAS, on November 2, 2021 at 5:00 p.m., the Council reviewed the Statements of Benefits and accepted testimony from the application regarding the Project; and

WHEREAS, pursuant to IC 6-1.1-12.1-2, on November 9, 2021, the Council passed a resolution (the “Declaratory Resolution”) which designated the Area as an “economic revitalization area” pursuant the Act and approved real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area for up to ten (10) years and locally assessed personal property tax deductions under IC 6-1.1-12.1-4.5 for new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment in the Area for up to ten (10) years; and

WHEREAS, the Declaratory Resolution also approved real property tax deductions with respect to the Redevelopment, personal property tax deductions with respect to the Equipment, and other matters related thereto; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council published notice (the "Notice") describing the adoption and substance of the Declaratory Resolution and stating that, on the date hereof, the Council would hold a public hearing (the "Public Hearing") at which it will receive and hear all remonstrances and objections from interested persons with respect to the Declaratory Resolution; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, the Council filed with each taxing unit that has authority to levy property taxes in the Area a copy of the Notice and the Statement of Benefits; and

WHEREAS, in compliance with IC 6-1.1-12.1-2.5, on the date hereof, the Council held the Public Hearing at which it received, heard and considered evidence concerning the Declaratory Resolution and any remonstrances or objections with respect to the Declaratory Resolution; and

WHEREAS, in compliance with I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3, on the date hereof, the Council held the Public Hearing at which it received, heard and considered evidence concerning Applicant's request for a Waiver of Noncompliance to regarding the initiation of redevelopment and installation of new manufacturing equipment, new research and development equipment, new information technology equipment and new logistical distribution equipment; and

WHEREAS, the Council has reviewed the Statement of Benefits and hereby finds that the Project as described in the Statement of Benefits will be of public utility and will be to the benefit and welfare of all citizens and taxpayers of the County; and

WHEREAS, pursuant to IC 6-1.1-12.1-2.5, the Council desires to take final action confirming the Declaratory Resolution and the Waiver of Noncompliance.

NOW, THEREFORE, BE IT RESOLVED, by the County Council of Vigo County, Indiana as follows:

Section 1. The Council hereby finds that (i) the Area is within the County, and (ii) the Area has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values and prevented a normal development of property and use of property.

Section 2. The Area is hereby declared to be an "economic revitalization area" pursuant to IC 6-1.1-12.1. The period for real property tax deductions under IC 6-1.1-12.1-3 for redevelopment or rehabilitation in the Area shall be ten (10) years, and the locally assessed personal property tax deductions under IC 6-1.1-12.1-4.5 for new manufacturing equipment, new research and

development equipment, new logistical distribution equipment, or new information technology equipment in the Area shall be ten (10) years.

Section 3. Based upon the information in the Statement of Benefits describing the Project, the Council makes the following findings:

- (a) The estimate of the value of the Redevelopment is reasonable for redevelopment of that type.
- (b) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Redevelopment.
- (c) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the Redevelopment.
- (d) The other benefits about which information was requested are benefits that can be reasonably expected to result from the Redevelopment.
- (e) The totality of benefits is sufficient to justify the granting of real property tax deductions to the Applicant pursuant to IC 6-1.1-12-3.

Section 4. Based upon the information in the Statement of Benefits and the foregoing findings, the Council, pursuant to IC 6-1.1-12.1-3, hereby approves and allows real property tax deductions for the Redevelopment by the Applicant with respect to the Project. Based upon the Statement of Benefits, the foregoing findings, and the Deduction Schedule Factors, the Council hereby establishes, pursuant to IC 6-1.1-12.1-17, that such real property deductions shall be provided in accordance with the following schedule:

YEAR OF DEDUCTION	AMOUNT OF DEDUCTION
1 <sup>st</sup>	100%
2 <sup>nd</sup>	90%
3 <sup>rd</sup>	80%
4 <sup>th</sup>	70%
5 <sup>th</sup>	60%
6 <sup>th</sup>	50%
7 <sup>th</sup>	40%
8 <sup>th</sup>	30%
9 <sup>th</sup>	20%
10 <sup>th</sup>	10%

Section 5. Based upon the information in the Statement of Benefits describing the Project, the Council makes the following findings:

- (a) The estimate of the cost of the Equipment is reasonable for equipment of that type.
- (b) The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the Equipment.
- (c) The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the Equipment.
- (d) The other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of the Equipment.
- (e) The totality of benefits is sufficient to justify the granting of personal property tax deductions to the Applicant pursuant to IC 6-1.1-12-4.5.

Section 6. Based upon the information in the Statement of Benefits and the foregoing findings, the Council, pursuant to IC 6-1.1-12.1-4.5, hereby approves and allows personal property tax deductions for the Equipment by the Applicant with respect to the Project. Based on the Statement of Benefits, the foregoing findings, and the Deduction Schedule Factors, the Council hereby establishes, pursuant to IC 6-1.1-12.1-17, that such personal property deductions shall be provided in accordance with the following schedule:

YEAR OF DEDUCTION DEDUCTION	AMOUNT OF
1 <sup>st</sup>	100%
2 <sup>nd</sup>	90%
3 <sup>rd</sup>	80%
4 <sup>th</sup>	70%
5 <sup>th</sup>	60%
6 <sup>th</sup>	50%
7 <sup>th</sup>	40%
8 <sup>th</sup>	30%
9 <sup>th</sup>	20%
10 <sup>th</sup>	10%

Section 7. The County acknowledges that portions of the investment in the Project may occur, and the resulting assessed value added, in different years and, therefore, the full ten-year schedule for the above deductions may start and end in different years for such portions.

Section 8. Pursuant to I.C. 6-1.1-12.1-9.5 and I.C. 6-1.1-12.1-11.3, the Council hereby waives any noncompliance related to the failure to designate the Area an economic revitalization area prior to the initiation of the redevelopment or installation of new



manufacturing equipment, new research and development equipment, new information technology equipment and new logistical distribution equipment. Such waiver will not result in a delay in the issuance of tax bills, require the recalculation of tax rates or tax levies for a particular year, or otherwise cause an undue burden on a taxing unit.

Section 9. The Council hereby confirms the Declaratory Resolution and the actions set forth in this Resolution are final, except for the limited rights of appeal provided under IC 6-1.1-12.1-2.5.

Section 10. This Resolution shall be in full force and effect from and after its adoption.

*Signatures on following page*

*Presented to the Vigo County Council, read in full and adopted as written this 4th day of January, 2022.*

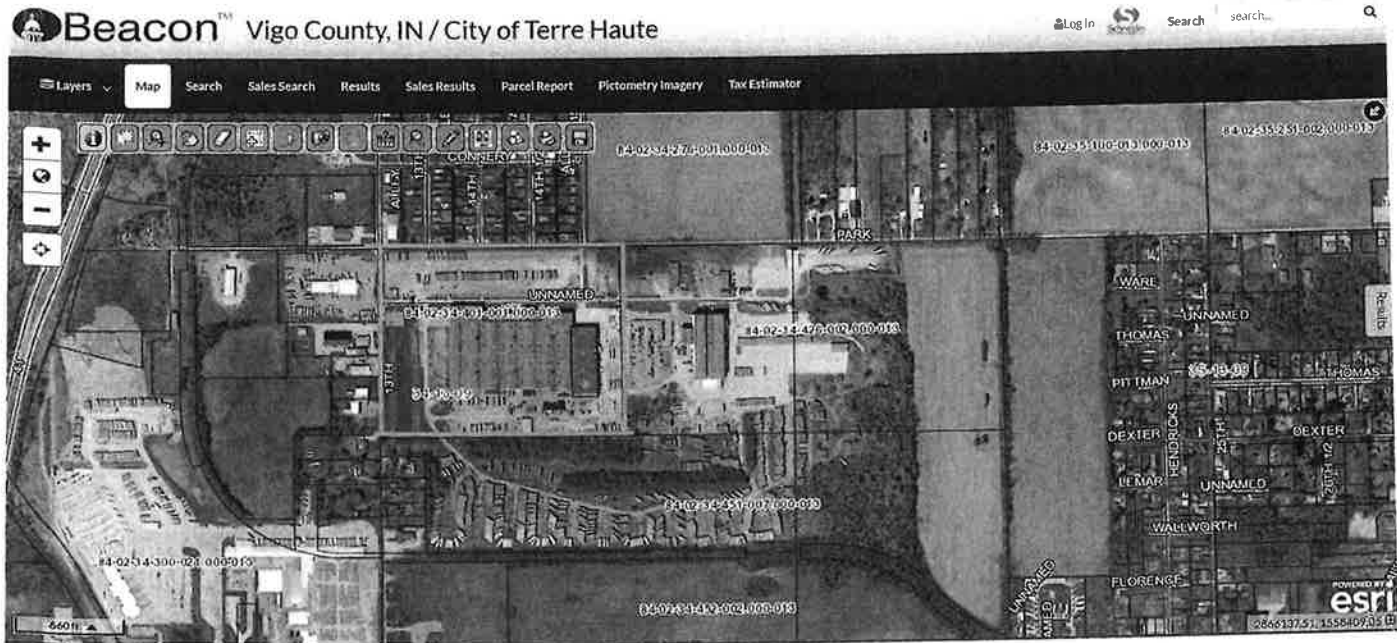
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	R. Todd Thacker
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	Travis Norris
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	Marie Theisz
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	Vicki Weger
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	Brenda Wilson
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	David Thompson
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	
Aye <input type="checkbox"/>	Absent <input type="checkbox"/>	Aaron Loudermilk,
Nay <input type="checkbox"/>	Abstain <input type="checkbox"/>	President

*Attest:*

\_\_\_\_\_  
James W. Bramble  
Vigo Auditor

**EXHIBIT A**

## PROPOSED PROJECT PROPERTY MAP



**EXHIBIT B**

**PETITION AND EXHIBITS**